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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D19B/0405**

**APPEAL** by June and Joe Meehan of 91 South Avenue, Mount Merrion, Blackrock, County Dublin against the decision made on the 25<sup>th</sup> day of October, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Use of the area on top of the existing garage roof as a private balcony, construction of a steel and glass balcony railing, steel stairs from ground level to the proposed balcony level and all associated site development works, all at 91 South Avenue, Mount Merrion, Blackrock, County Dublin.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

It is considered that the proposed development would give rise to an unacceptable amount of overlooking which would seriously injure the residential amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would give rise to an unacceptable amount of overlooking which would seriously injure the residential amenities of property in the vicinity.

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**John Connolly**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2020.**